

LAND BOARD AGENDA ITEM
March 17th, 2008

**PRELIMINARY APPROVAL FOR SALE OF LAND BANKING
PARCELS #305, 384, 385, 386, 470 & 467
SWEET GRASS COUNTY**

Seller:	State of Montana, Department of Natural Resources and Conservation
Nominators:	Parcel 305 – Haas Real Property Trust Parcels 384 & 385 – DNRC Parcels 386 & 470 – DNRC Parcel 467 – S. Tucker Johnson
Location:	<p>Parcel 305 – The parcel is located 18 miles southwest of Big Timber. The parcel is located on a bench ½ mile southeast of the Boulder River.</p> <p>Parcels 384 & 385 – Both parcels are located 1.5 miles southwest of Big Timber, and are adjacent to the Big Timber Airport.</p> <p>Parcels 386 & 470 – Two separate parcels of land, located in the same section. These parcels are located 6 miles southwest of Big Timber, west of State Highway 289.</p> <p>Parcel 467 – This parcel is 5 miles north of Big Timber, and ½ mile west of US Highway 191.</p>
Property Characteristics:	<p>Parcel 305 – This parcel is grassland, with steep slopes and rock outcroppings, and is used for grazing.</p> <p>Parcels 384 & 385 – These parcels are grassland and used for grazing.</p> <p>Parcels 386 & 470 – These parcels are hilly grasslands and used for grazing.</p> <p>Parcel 467 – The parcel is grassland and used for grazing.</p>

Access: Parcel 305 – The parcel is surrounded by private land and has no legal access.

Parcels 384 & 385 – The parcels are adjacent to the Big Timber Airport and surrounded by private deeded property. Currently there is no legal access to these parcels.

Parcels 386 & 470 – These parcels are surrounded by private ownerships and have no legal access.

Parcel 467 – The parcel is surrounded by private ownerships and no legal access.

County	Sale #	# of Acres	Legal	Trust
Sweet Grass	305	488.86	Lots 3-14 including SE1/4NW1/4 Section 18 T3S, R13E	Common School
Sweet Grass	384	40	NW1/4NW1/4 Section 27 T1N, R14E	Common School
Sweet Grass	385	40	SE1/4NE1/4 Section 28 T1N, R14E	Common School
Sweet Grass	386	80	S1/2NW1/4 Section 21 T1S, R14E	Common School
Sweet Grass	470	80	S1/2SW1/4 Section 21 T1S, R14E	Common School
Sweet Grass	467	320	W1/2, Section 16 T2N, R14E	Common School

Potential MEPA Issues: None Identified

Recommendation: The Director recommends that the Board give preliminary approval to sell Parcels# 305, 384, 385, 386, 470 & 467.

